

Planning \$	N/A	Drainage	↓ 507.00
TCP \$	N/A	School Impact \$	N/A

PG PERMIT NO.
FILE # MSP-2004-232

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

50160-29075 THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 736 24 1/2 Road  
 SUBDIVISION POMONA PARK  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 26 ~~35~~

TAX SCHEDULE NO. 2701-334-30-951  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 896  
 SQ. FT. OF EXISTING BLDG(S) ?

OWNER CANYON VIEW VINEYARD Church  
 ADDRESS 736 24 1/2 Road  
 TELEPHONE 970-242-7970

NO. OF DWELLING UNITS: BEFORE N/A AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS CHURCH

APPLICANT Development Const. Services  
 ADDRESS 619 Main Street, Ste 110  
 TELEPHONE 970-242-3674

DESCRIPTION OF WORK & INTENDED USE: Add a  
896 square foot garage &  
Storage area on site.

✓ *Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: 20' from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: 10' from PL

PARKING REQUIREMENT: PAVING REQ. TO GARAGE DOORS  
 SPECIAL CONDITIONS: PER APPROVED SITE PLAN.

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature]  
 Department Approval [Signature]

Date 10/8/04  
 Date 11-18-04

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>11/19/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)